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Review of the efficiency of the administrative and financial functioning of the United Nations

Facilities management

Report of the Secretary-General

Summary

In accordance with General Assembly resolution 52/220 of 22 December 1997, the Secretary-General was requested to present the value of United Nations-owned buildings and submit a comparison between the United Nations and normal standards for the cost of maintenance vis-à-vis the value of buildings.

Also, in line with the recommendations of the Advisory Committee on Administrative and Budgetary Questions in its reports to the General Assembly on the proposal programme budgets for 1996-1997 and 2000-2001, the Office of Central Support Services at Headquarters is to maintain a coordinating role for all overseas properties with regard to providing integrated management policy and guidelines.

The present report provides an update on the principal properties occupied by the United Nations worldwide since the previous reports to the General Assembly (A/45/796) and A/50/676). It focuses on their replacement value and discusses the implications for long-range major maintenance and the modernization of the existing buildings.

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I. Introduction

1. At the forty-fourth session of the General Assembly, the Advisory Committee on Administrative and Budgetary Questions was informed by representatives of the Secretary-General that a long-term major maintenance programme was being developed for all premises owned by the United Nations, with a view to providing effective and efficient planning, maintenance and operation for all existing physical facilities of the Organization.

2. The Secretary-General submitted his report (A/45/796) to the General Assembly at its forty-fifth session. The report surveyed all principal properties occupied by the United Nations worldwide, owned and leased. The addendum to the report (A/45/796/Add.1) contained historical background and descriptions of the individual properties and buildings at principal duty stations. The historical survey covered two basic aspects of the properties: the conditions by which the Organization established its operations in the host country at the given site, as well as a historical and physical description of the sites and buildings at each location.

3. The Secretary-General submitted his follow-up report (A/50/676) to the General Assembly at its fiftieth session. The report provided an update on the principal properties occupied by the United Nations worldwide, and an inventory of the properties and buildings owned or occupied at the principal duty stations worldwide, including general information on the properties by location. The report also contained revised and updated historical background and descriptions of the individual properties and buildings at principal duty stations.

4. The Advisory Committee on Administrative and Budgetary Questions, in its reports to the General Assembly on the proposed programme budgets for 1996-1997[1] and 2000-2001,[2] recommended that Headquarters maintain a coordinating role in an overview of all United Nations facilities with regard to their physical condition, property valuation, sharing of mutual experiences, knowledge of facilities-related contracts, efficiency measures and maintenance and alterations/improvements. And in its first report to the General Assembly at its fifty-second session, the Advisory Committee recommended that the Secretary-General should indicate in the next programme budget the value of United Nations-owned buildings and submit a comparison between the United Nations and normal standards for the cost of maintenance vis-à-vis the value of buildings.[3] The Assembly endorsed the Advisory Committee's recommendation in its resolution 52/220 of 22 December 1997.

5. To centralize these data at United Nations Headquarters would be a major responsibility, requiring full knowledge of each facility, its unique characteristics and modalities, maintenance history, operational needs and budget. Such a level of coordination and management would entail significant additional staffing and budgetary resources.

6. Rather than trying to centralize such information, it is more efficient and feasible to designate one Professional from the administrative/buildings management staff as a focal point at Headquarters and at each duty station. The purpose of such an Organization-wide collaborative team would be to exchange information on best practices, common approaches and policy directives that would enhance the safety, reliability, efficiency and operations of the facilities while integrating evolving technological innovations.

7. Therefore, what is proposed is a decentralized technical, administrative and budgetary approach to a globally coordinated collaborative facilities management based on information exchange and common operational practices is therefore proposed. In this regard the Office of Central Support Services will provide a coordinating role for monitoring, information exchange and policy dissemination with respect to locations outside Headquarters in collaboration with an Organization-wide team of designated Professionals as focal points from each duty station.

8. To facilitate such an effort of common concerns related to facilities management, the Office of Central Support Services at United Nations Headquarters will develop, in close collaboration with the administrations at other duty stations, an integrated and systematic Organization-wide policy, administrative, procurement and budget information exchange programme, with the following objectives:

(a) To develop a common framework for the property values;

(b) To assess relative operational and maintenance costs;

(c) To assess energy costs.

9. Detailed, comprehensive databases will be prepared to facilitate programme development and implementation of standards and guidelines for long-range maintenance and operations. For the efficient management of facilities to suit organizational objectives, the integrated major maintenance programme should be projected over a long-range planning period of 10 to 15 years. However, medium-term plans and biennial programme budget proposals will continue to be presented in the mandated six-year and two-year cycles, but with greater emphasis on the coordination and integration

of programme elements and on budgetary consistency over time.

10. The United Nations has already taken certain additional Organization-wide initiatives to improve the efficiency and services of Headquarters and overseas facilities. These include:

(a) Initiation of a regular meeting of all Buildings Management Officers at Headquarters or a designated duty station for detailed information exchange seminars;

(b) Creation of working groups on facilities management that have been developing common approaches and best practices pertaining to space management, assets management, energy savings and technological elements. These working groups are developing concrete initiatives and policy guidelines among United Nations organs to assist the Secretary-General in achieving the overall objectives of the United Nations reform process;

(c) Creation at Headquarters of the Joint Advisory Standing Committee on Environmental and Occupational Health and Safety Issues, under the joint chairmanship of the Office of Human Resources Management and the United Nations Staff Council to develop the policy initiatives to improve the working environment for staff and delegates;

(d) Development of a capital master plan for renovation, operation and energy management of ageing United Nations Headquarters facilities that would provide the framework for the renovation, maintenance and operation of overseas properties. This would enable the planning and coordination of the related administrative and budgetary resources;

(e) Development of a database of all office and conference spaces that would lead to improvements in balancing the effective use of conference and office space Organization-wide.

11. The present report provides an update on the principal properties occupied by the United Nations worldwide and their replacement value and discusses the implications for long-range major maintenance and the modernization of the existing buildings.

12. The report surveys all major properties at principal duty stations and regional commissions occupied by the United Nations, both owned and leased, since there are administrative and financial implications for facilities management and major maintenance under either occupancy condition. The properties included are located at Addis Ababa, Bangkok, Beirut, Geneva, The Hague, Jerusalem, Nairobi, New York, Santiago and Vienna.

13. Annex I to the present survey provides data on the inventory and size of the properties occupied by the United Nations at the principal offices — Geneva, New York and Vienna — as well as those of the regional commissions — Addis Ababa, Bangkok, Beirut and Santiago — and other United Nations offices at Arusha, Bonn, The Hague, Jerusalem, Nairobi and Tokyo. Annex II presents data on the valuation of these properties.

II. Programme context of facilities management

14. Since 1945, the activities of the United Nations have increased in scope, complexity and geographic diversity, leading to a necessary and parallel growth in the physical facilities occupied by the Organization. In fact, throughout its history there have been few periods when there was not at least one major construction project under way to meet the continually expanding facilities requirements of the United Nations.

15. The updated survey of properties reveals that the real estate currently administered by the United Nations is quite extensive in physical and economic terms, that there has been a continuous increase in its extent over time by acquisition or lease at nominal or no costs, and that there is a steadily increasing number of buildings over 50 years of age. At the locations surveyed, the United Nations sites currently total 175.65 hectares (ha) (434 acres) of land, of which 134.77 ha are owned by the Organization and 40.87 ha are leased at nominal or no cost. Total gross building floor area at these sites is 1,098,098 square metres. Of this area, 687,173 m² of floor space is owned by the United Nations. The balance of 410,925 m² of floor space is leased at nominal or no cost from host Governments or others. An additional 154,523 m² of building space is rented at commercial rates, bringing the total gross floor area in use by the United Nations at the locations surveyed to 1,252,621 m². However, a large portion of this building space is either owned by the United Nations or leased at nominal or no cost.

16. The estimated total current value of all land and buildings (owned and leased at nominal or no cost) is approximately $5,186,950,291. The current value of the land and buildings owned by the United Nations is estimated at $1,289,101,248 and $1,796,300,547 respectively, making a total of $3,085,401,795. Annexes I and II to the present report give detailed data on the areas and value of the land and buildings at each of the locations surveyed; these data are also illustrated by figures 1 to 4.

17. These properties represent important investments that have been made either collectively by Member States through their contributions to the regular budget, or individually by Governments or others through voluntary gifts or by the lease of land and buildings to the Organization at nominal or no cost. Yet, the values of these properties are more than monetary; they serve important functional purposes and have significant cultural and symbolic value as well. Beyond the responsibility of the United Nations to maintain these valuable investments of Member States, the facilities management policy of the Organization must ensure a safe and efficient working environment for staff and delegates. At these locations, 64 conference rooms with simultaneous interpretation facilities and seating for more than 7,589 representatives at table are provided in support of the extensive conference activities of the Organization (see fig. 5).

18. The actual acquisition and lease of property has been a consequence of General Assembly resolutions authorizing the establishment of new programmes or the expansion of existing units. The growth of United Nations programmes has been somewhat uneven over time, reflected in an uneven growth in the extent of properties. As a result, the buildings vary considerably in age and physical condition, as well as in the operational efficiency of their support systems, i.e., air-conditioning, plumbing, electrical, communications and other building systems.

19. By the middle of the next biennium, 315,992 m² or 46 per cent of the total gross floor area of owned buildings will be over 40 years old. In sum, a substantial amount of additional building space has already passed the theoretical 35- to 40-year "middle-age threshold" for buildings, at which obsolescence and deterioration begin to accelerate and buildings will require increased major maintenance and repairs, as well as technical renewal and modernization, to remain in useful service. This threshold has already been passed at Headquarters as the buildings have reached 50 years of age. For example, it has already become necessary at Headquarters to perform a number of emergency repairs, to increase the major maintenance programme significantly, to undertake major rehabilitation projects for garage repair, upgrading of mechanical and electrical systems, replacement of elevators, and to commence planning for other important rehabilitation projects.

20. While there is no doubt about the responsibility of the Organization for major maintenance on the buildings which it owns, this is not the case with the leased properties, where its obligations are more limited. Recognizing that 7 to 10 years is usually the threshold age for the commencement of significant increases in the maintenance expenditures on "new" buildings, already some 76 per cent of the building space leased at nominal or no cost is 10 years old or more. As discussed more fully in paragraph 23 below, these buildings will require large increases in major maintenance expenditures, for which reason there is a need to clarify the relative responsibilities of the United Nations and the owners for such costs.

A. An integrated, coordinated, collaborative subprogramme

21. In the past, programme budget preparation was based on the immediate maintenance requirements of each location in isolation, without an assessment of global needs within a coordinated programme designed to set priorities and even out over time the potential for "surges" in the need for budgetary appropriations. It is increasingly clear that a continuation of a mere listing of the requirements for each location in the budget without regard for an integrated programmatic structure leaves open the likelihood that these "scattered" appropriations will be used less effectively and that some properties may not receive the timely maintenance, repair and technical modernization that they require.

22. An integrated, collaborative and coordinated approach to facilities policy, administrative and budgetary information exchange is being formulated to promote effective and efficient planning, management, maintenance and operation for all Headquarters and overseas physical facilities of the Organization. This approach would include the designation of one Professional as a focal point at Headquarters and at each duty station. Within such an approach, two specific elements are central to a coordinated global programme of facilities management: adequate financial resources and coordinated long-range planning.

B. Guidelines for adequate financial resources for preventive maintenance

23. Historically, several interrelated factors have combined to produce a relatively low level of funding for a programme of preventive maintenance and repair. During periods of severe financial constraint, maintenance is frequently one of the first areas targeted for reduced or deferred expenditure. This is quite understandable as substantive programme activities are accorded a higher priority during periods of austerity in funding over facilities maintenance programmes. However, serious problems arise when periods of reduced expenditure are not followed by periods of higher

than normal expenditure. The tendency has been for expenditure to return only to "normal" levels, thus permanently deferring some aspects of the maintenance programme. After this happens several times, or when lack of maintenance leads to breakdowns, inevitably a substantial portion of the necessarily reduced budget allocation has to be redeployed from routine maintenance to unforeseen building repair emergencies. Unfortunately, the postponement of preventive maintenance often increases the overall need for resources in order to take care of emergency repairs at a later date. As indicated in paragraphs 24 and 25 below, the current effective level for major maintenance expenditures at United Nations-owned buildings is well below the minimum recommended industry standards.

24. The effect of periodic under-budgeting for facilities management has been complicated by the lack of an established procedure for determining what is a "normal" or "adequate" level of maintenance funding. Interviews and studies relating to the actual budgeting practices of the owners of government and corporate buildings, universities, hospitals and other multi-use campus-type facilities led to incomplete or uncertain conclusions. Nevertheless, during the past decade, a number of reputable professional organizations, such as Building Owners and Managers Association International, The Association of Higher Education Facilities Officers, Whitestone Building Maintenance and Repairs Cost Reference and Means Equipment Maintenance & Repair Indexes have gathered an extensive database of maintenance and repair costs that can be used as a benchmark and reference for budget planning. Building maintenance and repair costs are sensitive to type of usage, age, types of components, location, size of in-house staff and hours of operation. However, with a reasonably large and diverse building inventory, it is possible to propose guidelines for minimum annual levels of expenditure for repair and maintenance on a global basis. These guidelines have the objective of preserving equally the physical condition, function and value of the buildings. A distinct industry benchmark commonly used in the marketplace in both the United States of America and internationally is the annual maintenance and repair costs as a percentage of the replacement value of the buildings. Average maintenance and repair costs vary from a low of 2.47 per cent of the replacement value for a typical 15-storey office building operating only during regular business hours to a high of 6.47 per cent for an office park. Two per cent to 5 per cent of replacement cost applies to various use portions of the United Nations Headquarters complex. Therefore, considering age, location, multiple-use and hours of operation, a nominal figure of a low of 2 per cent, a 3 per cent median and a high of up to 4 per cent would be applicable and comparable to industry standards. The anticipated useful life of major building components has also been proposed as a more scientific basis for the determination of expenditure guidelines. For example, if the average useful life of all building components was 40 years, an annual expenditure rate of 2 per cent would be required. In fact, most building components have a useful life of less than 40 years. Owing to the high level of annual funding that would be necessitated by this approach, it is rarely adopted in actual practice. It may be noted that the aforementioned target rates are exclusively for direct expenditure on major maintenance and repair; they do not provide for expenditure for major alterations, the introduction of new technologies or building expansion, nor do they include the associated administrative costs.

25. In contrast to the industry guidelines of a minimum of 2 per cent per annum and the recommended target rate of 3 per cent per annum, the effective annual rate for major maintenance expenditures on United Nations buildings listed in annex I owned — not leased — in the regular programme budget for the biennium 2000-2001 was only .88 per cent, based on the proposed biennium appropriation of $32.5 million. On the other hand, the use of a 2 per cent guideline would have established a biennial maintenance budget of $73.6 million, or $36.8 million in annual terms. The use of a 3 per cent recommended target would have established a biennial maintenance budget of $110.4 million, or $55.2 million in annual terms. This is exclusive of the nominal grounds maintenance amounts of between $75,000 and $150,000 per hectare.

26. In several cases, the United Nations shares with the host Government or other parties the responsibility for maintenance expenditures on leased properties. A tentative review of the existing arrangements for the maintenance of these properties indicates that increased expenditures by the United Nations will be unavoidable. If the current expenditures of the United Nations at these locations are added to those estimated for the other parties, the combined total expenditures for the major maintenance of these buildings amounts to 1 per cent of their total replacement cost. The extremely low level of current maintenance funding for these properties is starting to cause serious problems. Increased difficulties can be anticipated in the next few years unless immediate steps are taken by all responsible parties to increase maintenance efforts significantly. Given the current minimal level of funding, it would not be unreasonable to establish as a minimum target at least a 3.2 times increase in the combined annual

expenditure by all parties for major maintenance on these buildings for the next biennium.

27. Budget planning on the basis of guideline rates is not a substitute for careful analysis of the specific needs and maintenance requirements of each individual facility. However, a global maintenance budget that is substantially and consistently below the guideline rate is clear evidence of chronic under-budgeting and is a signal of potential future problems.

C. Long-range planning and programming for facilities management

28. The second specific element that is central to improved efficiency in the administrative and financial functioning of the programme pertains to the coordination of long-range maintenance programmes with the standard medium-term plan period of six years for the subprogramme for facilities management. In the field of facilities management, it is generally accepted that a planning period of 10 to 15 years is the appropriate period for planning, programming and implementing the more costly elements of periodic maintenance and the replacement/modernization of the technical systems of a building. The use of a planning period of 12 years would permit the administration and Member States to foresee the budgetary implications of major work sufficiently in advance so that priorities could be decided among work to be done and the costs spread more evenly over time. That would help to avoid programme clumping of the projects and sporadic surges in the budget requirements for facilities management. As technical support for long-term planning, the preparation and use of master development plans for each of the locations would greatly facilitate the preparation of medium-term plans, programming of projects for expansion and modernization, and the projection of the feasibility of major additions to the building stock as programme needs arose.

29. As for modernization, the increasing proportion of buildings over 40 years of age creates a condition in which more active intervention is required during the next decade to prevent functional and technical obsolescence. New technologies in communications, office automation and information management increasingly require modifications to buildings that were not designed to incorporate the specialized requirements of these technologies. The application of energy-saving technologies to existing buildings inevitably requires significant architectural and engineering modifications. Likewise, new safety and environmental standards impose on building owners major obligations to retrofit existing buildings to modern standards in such areas as fire safety, handicap access, interior air quality, asbestos abatement, shielding of electromagnetic fields, elimination of polychlorinated biphenyl (PCB) and chlorofluorocarbon (CFC) compounds, and safe handling of dangerous or toxic materials. In responding to these needs, project proposals arising from the individual circumstances at each location would form an integral part of the master development plan.

III. Programme strategy for improvements in administrative and financial efficiency

30. Clearly a more focused, integrated approach must be adopted for facilities management, and initial steps are being taken to improve coordination under this subprogramme. The activities of this subprogramme will be further elaborated in the capital master plan and proposed programme budget for the biennium 2002-2003. During the current medium-term plan period, technical support for, and consultation with, the administrations at the principal locations will be increased in the areas of administration, programme identification and implementation, as noted in paragraphs 32 to 36 below.

31. The Advisory Committee on Administrative and Budgetary Questions in its first report on the proposed programme budget for the biennium 2000-2001, requested the Office of Central Support Services to submit to the General Assembly at its fifty-fourth session information on the following issues:

(a) The use of technology to ensure that the Organization will be adequately equipped to meet future challenges and to meet the Secretary-General's objective of an "electronic United Nations";[4]

(b) To prepare a comprehensive expert survey of security needs of the United Nations facilities and the capacity of the Organization to address them, together with an indication of the related resource requirements;[5]

(c) A capital master plan for capital improvements and upgrade of the facilities.[6]

32. In particular, the improvement of the information technology infrastructure on a global scale will include:

(a) Monitoring emerging technologies and sharing of information with offices away from Headquarters;

(b) Coordinating and providing guidance to offices away from Headquarters regarding best practices in local area network (LAN) design, management and capacity planning;

(c) Establishment of Organization-wide hardware and software standards;

(d) Participation in system-wide information technology activities (i.e., Information Systems Coordination Committee, Common Services Initiative, Inter-Agency Telecommunications Advisory Group and other inter-agency bodies) on issues of coordination and unification of information technology standards.

33. Infrastructure-related information technology activities which will facilitate coordination and programme implementation will include:

(a) Development and maintenance of workload indicators for information technology services throughout the Organization;

(b) Establishment and maintenance of an Organization-wide inventory of systems, infrastructure, expenditure and staff skills;

(c) Establishment of a long-term plan for enhancing access to information by creating a system-wide Intranet and improving access to the Internet through external service providers;

(d) Using the Internet and the optical disc system for dissemination of substantive information;

(e) Further enhancing e-mail services and electronic access to information by permanent missions;

(f) Expanding global telecommunication services to improve support for advanced technologies such as videoconferencing.

34. Specifically, the establishment of improved technical facilities support for administrations will include:

(a) Improvements in the administrative control of operations and preventive maintenance through computerization;

(b) Development of computer-based graphic and database systems for computer-aided facilities management;

(c) Documentation of standards and guidelines for the maintenance and operation of facilities;

(d) Facilitation of information exchange among locations;

(e) Training programmes for upgrading the skills of supervisory and operational staff necessitated by an increasingly complicated technology for buildings and building-related technical systems.

35. Activities to facilitate coordination and programme preparation will include:

(a) Establishment of an Organization-wide collaborative team of designated Professionals from each duty station;

(b) Establishment of a comprehensive database for all major properties;

(c) Determination of the specific technical components of an integrated policy that would contribute to more effective and efficient operations, maintenance and capital improvements;

(d) Preparation of development plans for each of the locations;

(e) Establishment of long-term major maintenance programmes and strengthened buildings management operations.

36. Finally, the implementation of projects for the modernization of the existing facilities will include the continued introduction of: (a) building automation systems; (b) energy conservation; (c) modern electronic communications; and (d) planned improvements in the use of space. Other essential elements for the promotion of a systematic approach to problems of common concern related to facilities management include: a collaborative Organization-wide information exchange programme on the inventory of each location, property replacement values, condition assessment and problems; capital improvement biennial budgets; maintenance and repairs operating and energy budgets; as well as other services.

IV. Conclusion

37. The buildings of the United Nations are a major asset of the Organization. Their physical condition has an important impact on the efficiency of the Secretariat and the conference activities of the Organization. However, owing to budgetary constraints, the amount of funding available has consistently been below the industry benchmark standard, which detracts from efforts to improve the efficiency of the Organization. The Office of Central Support Services at Headquarters will provide a coordinating role for monitoring, information exchange and policy dissemination with respect to locations outside of Headquarters in collaboration with an Organization-wide team of designated Professionals and a focal point from each duty station. The

United Nations has already taken certain additional Organization-wide initiatives to improve the efficiency and services of Headquarters and overseas facilities. These include the creation of working groups on facilities management and the Joint Advisory Standing Committee on Environmental and Occupational Health and Safety Issues, the development of a capital master plan and a database of all office and conference spaces. In addition, a regular information exchange gathering will be held where details regarding operations, maintenance, environment and energy will be discussed.

38. The Secretary-General would report to the General Assembly periodically on specific aspects of the programme as appropriate.

Notes

[1] *Official Records of the General Assembly, Fiftieth Session, Supplement No. 7* (A/50/7), chap. II, part XI, sect. 31, para. XI.21.

[2] Ibid., *Fifty-fourth Session, Supplement No. 7* (A/54/7), chap. I, para. 92; ibid., chap. II, part VIII, para. VIII.39; ibid., part XI, para. XI.6.

[3] Ibid., *Fifty-second Session, Supplement No. 7* (A/52/7/Rev.1), chap. II, part XI, sect. 31, para. XI.4.

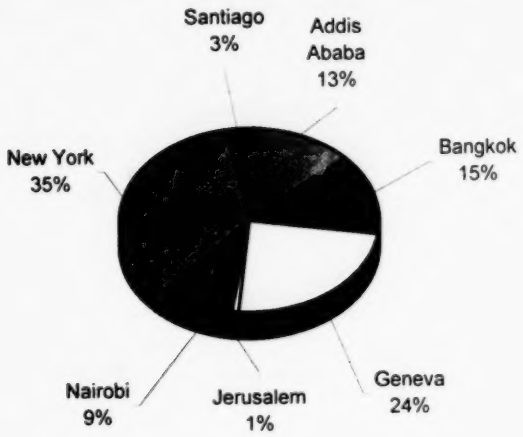
[4] Ibid., *Fifty-fourth Session, Supplement No. 7* (A/50/7), chap. I, para. 92.

[5] Ibid., chap. II, part VIII, para. VIII.39.

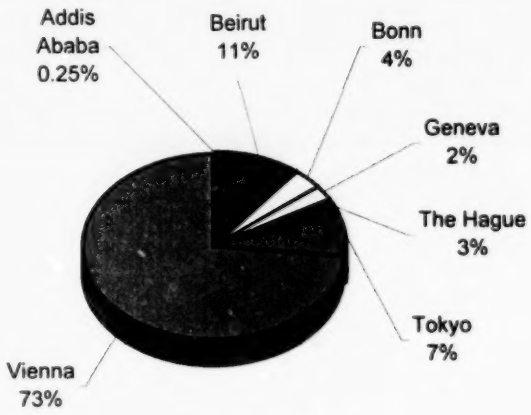
[6] Ibid., part XI, para. XI.6.

FIGURE 1
TOTAL GROSS FLOOR AREA

Buildings owned – Total gross floor area: 687,173 sq m



Buildings leased at nominal/no cost – Total gross floor area: 410,925 sq m



All buildings – Total gross floor area 1,098,098 sq m

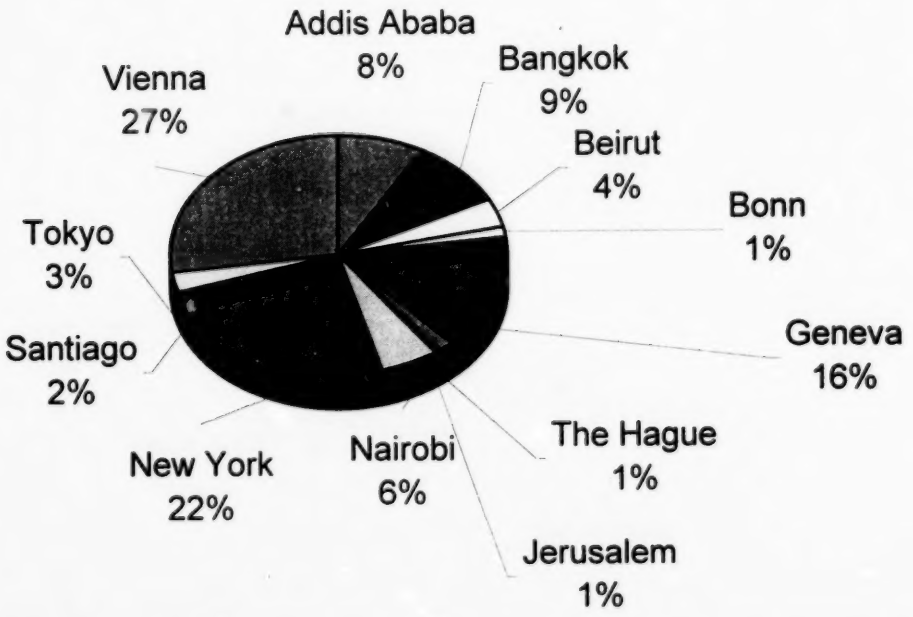
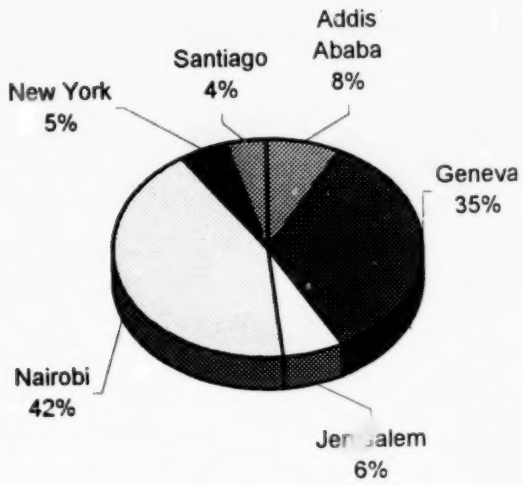
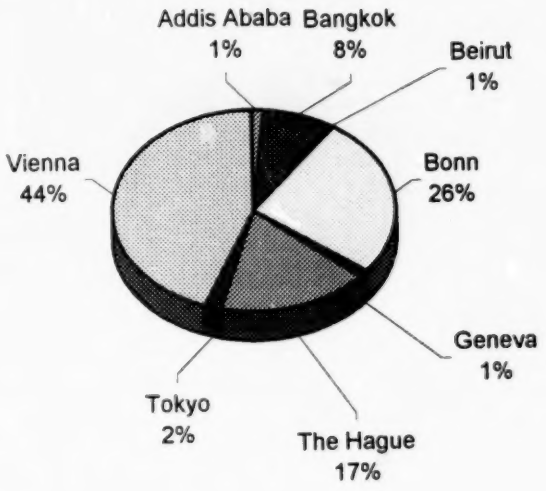


FIGURE 2
TOTAL LAND AREA

Land owned – Total area: 134.77 hectares



Land leased at nominal/no cost – Total area: 40.87 hectares



Total land – Total area: 175.65 hectares

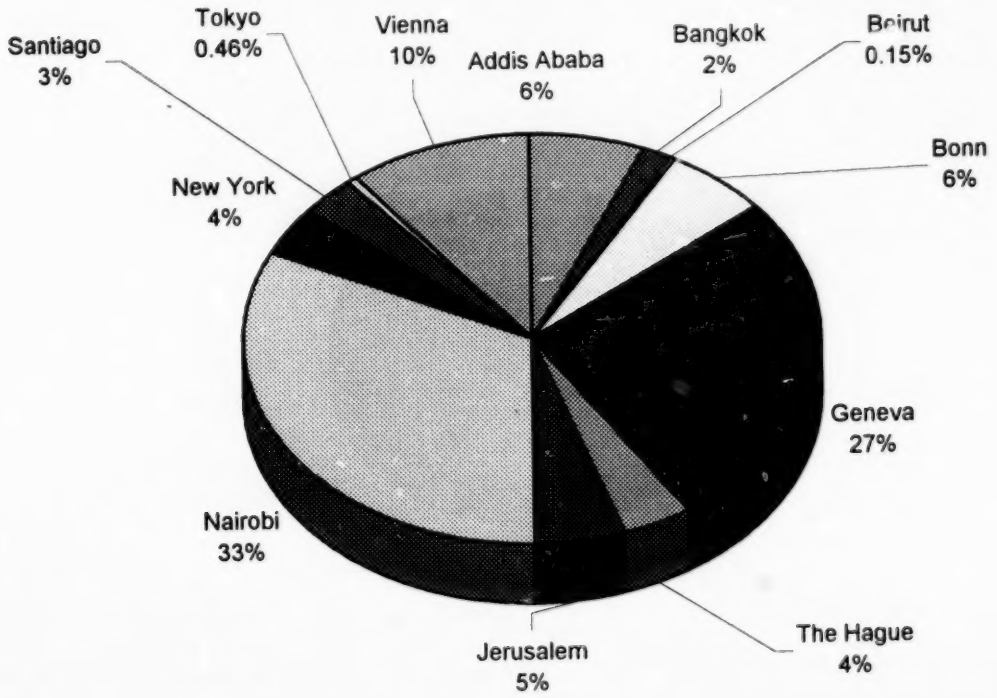
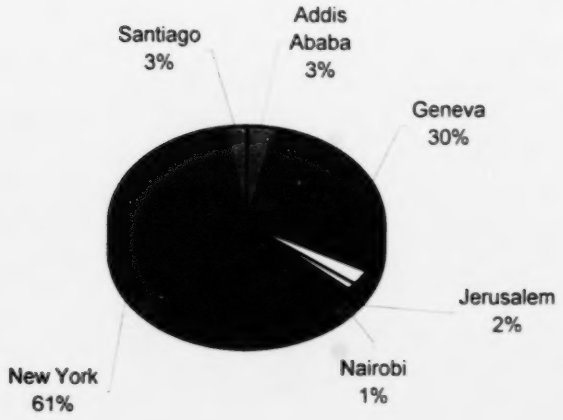
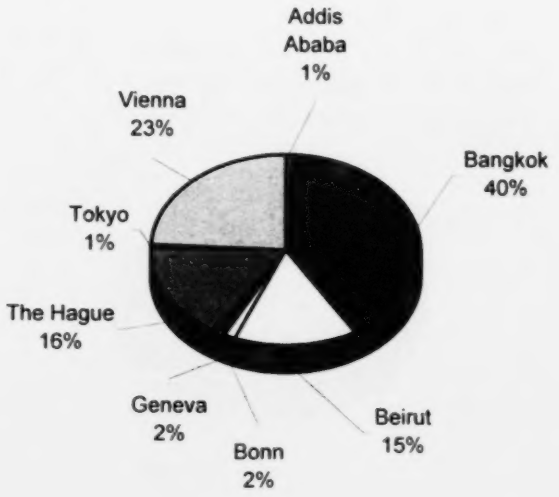


FIGURE 3
LAND VALUATIONS[a]

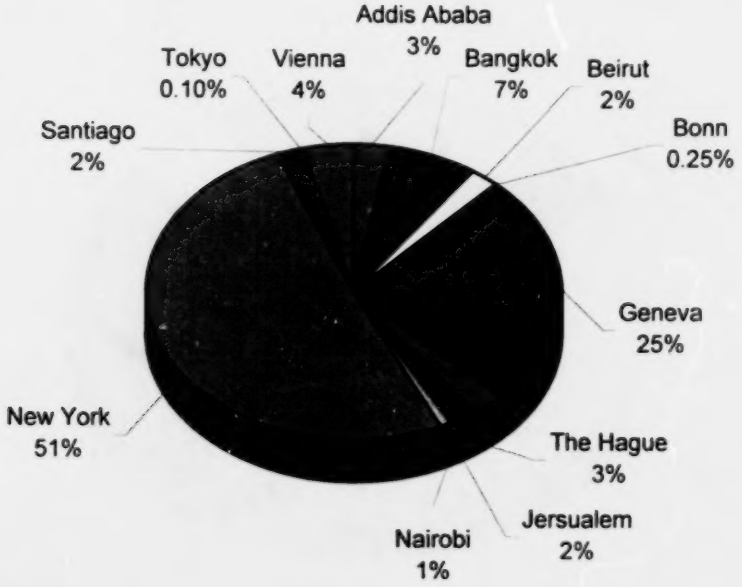
Land owned – Total estimated value: US$ 1,289 million



Land leased at nominal/no cost – Total estimated value: US$ 256 million



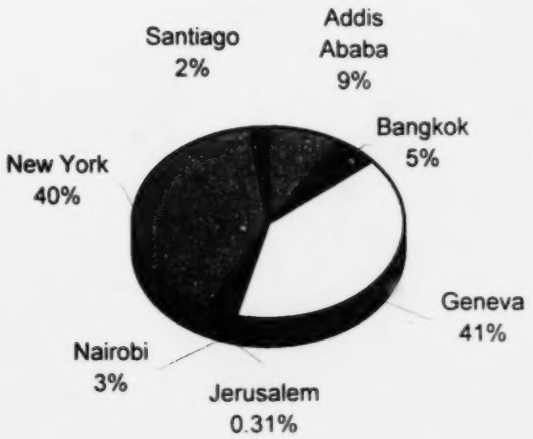
Total land – Total estimated value: US$ 1,545 million



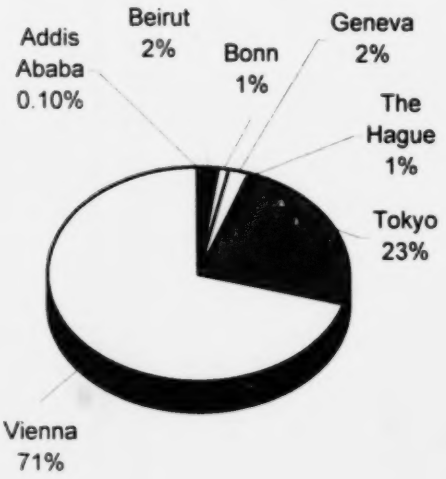
[a] Based on estimates provided by respective duty stations. Where reliable replacement costs could not be obtained due to fluctuating real estate conditions, valuations based on property insurance were used.

FIGURE 4
BUILDING VALUATIONS[a]

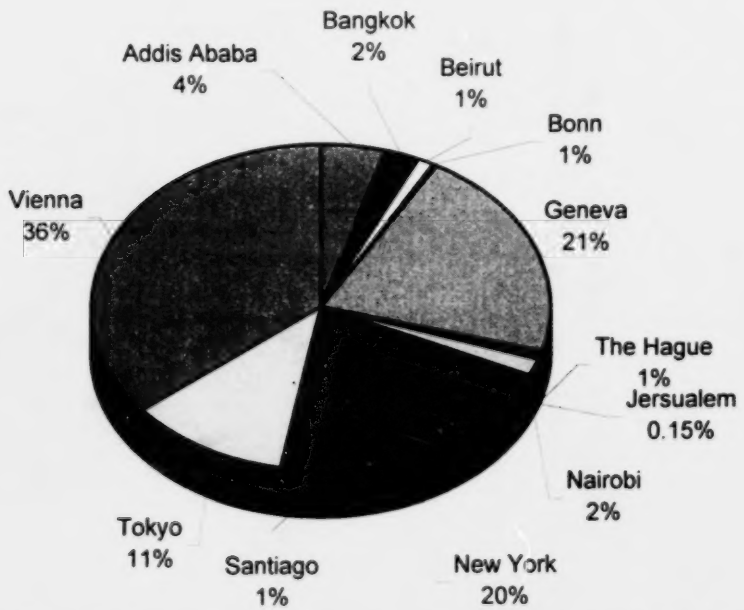
Buildings owned
Total estimated value: US$ 1,796 million



Buildings leased at nominal/no cost
Total estimated value: US$ 1,846 million



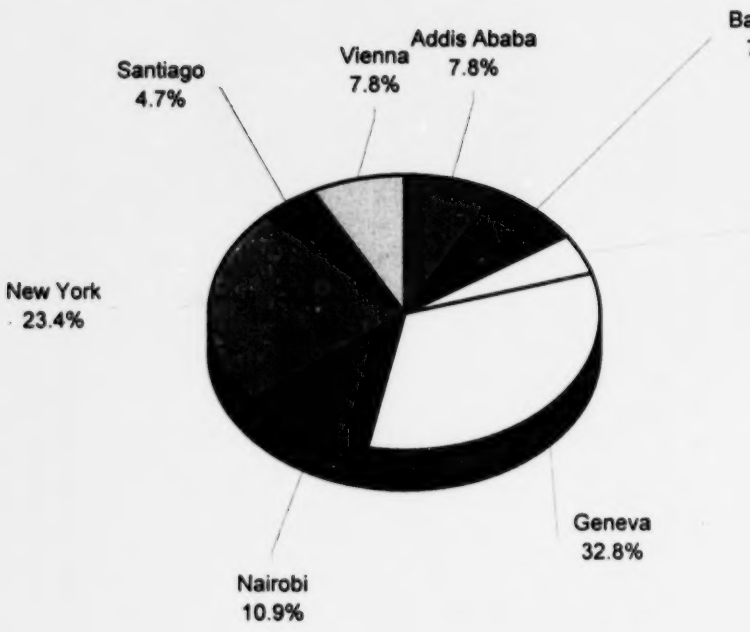
All buildings
Total estimated value: US$ 3,642 million



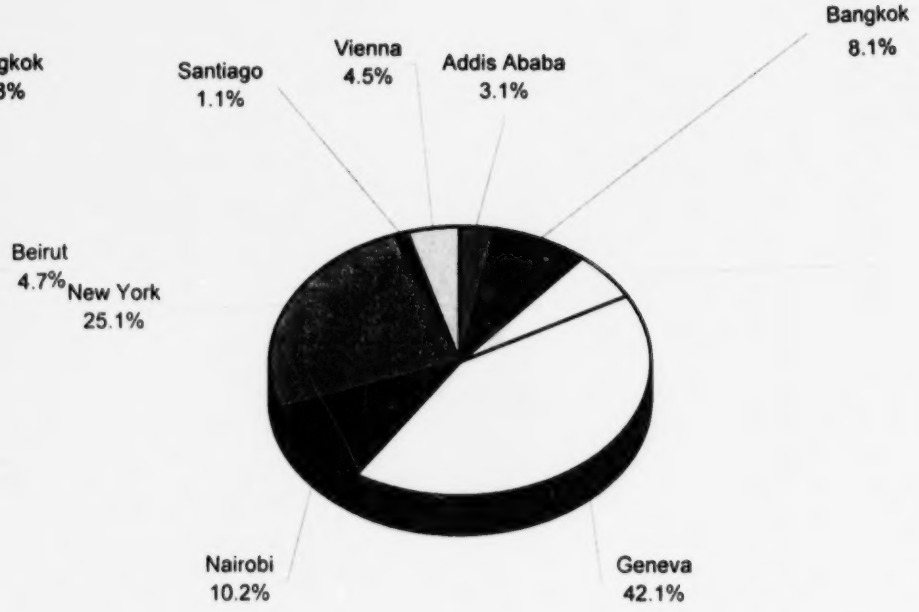
[a] Based on estimates provided by respective duty stations. Where reliable replacement costs could not be obtained due to fluctuating real estate conditions, property insurance valuations were used.

Figure 5
EXISTING CONFERENCE FACILITIES
UNITED NATIONS (1999)

NUMBER OF CONFERENCE ROOMS
with simultaneous interpretation equipment



SEATING CAPACITY REPRESENTATIVES AT TABLE with simultaneous interpretation equipment



Annex I

Inventory of the properties and buildings owned or occupied by the United Nations at principal duty stations

1. The present survey includes the properties occupied by the United Nations at the principal offices — Geneva, New York and Vienna — as well as those of the regional commissions — Addis Ababa, Bangkok, Beirut and Santiago — and other United Nations offices at Arusha, Bonn, The Hague, Jerusalem, Nairobi and Tokyo.

2. The survey does not include properties of the specialized agencies (except at Vienna and Bonn), nor does it include the properties leased directly by the United Nations Development Programme (UNDP) (except in Bonn), the United Nations Population Fund (UNFPA), the United Nations Children's Fund (UNICEF) or the specialized agencies in New York, Geneva or other locations.

3. All information is based on data provided by the individual offices as of 30 September 1999.

4. A full listing of the buildings covered by the survey is given in table AI.1. Table AI.2 gives the total amount of space at each location in each category and table AI.3 gives the sizes of the sites in hectares.

Table A I.1
Inventory of buildings owned and leased by the United Nations at principal duty stations

Location	*Building*	*Year occupied by the United Nations*	*Gross floor area (m^2)*	*Storeys*	*Status*
Addis Ababa	Economic Commission for Africa (ECA)	1961	5 518	3,B	Owned
	Africa Hall (conference building) including bridge to old office building				
	Old office building including bridge to extension office building	1961	10 538	8,B	Owned
	ECA extension office building	1976	20 065	10,B	Owned
	Cafeteria building, including bridge to Library and extension office building	1976	5 270	2,2B	Owned
	Library	1976	5 608	3,2B	Owned
	Conference Centre, including bridge to ECA	1996	41 810	3,B	Owned
	Pavilions and auxiliary buildings	1996	1 113	1	Owned
	Executive-Secretary's residence	1975	1 045	2	Lease N/C
Subtotal			**90 967**		
Arusha	International Criminal Tribunal for Rwanda headquarters	1995	12 031	4	Rental
Subtotal			**12 031**		
Bangkok	Economic and Social Commission for Asia and the Pacific (ESCAP) — Secretariat building	1975	29 532	15,B	Owned
	Service building	1975	19 727	5,2B	Owned
	Conference Centre	1993	50 730	4,2B	Owned
Subtotal			**99 989**		
Beirut	Economic and Social Commission for Western Asia (ESCWA), United Nations agencies and other international organizations	1997	43 554	8,7B	Lease N/C
Subtotal			**43 554**		
Bonn	United Nations premises at Bonn — United Nations Volunteers (UNV), UNDP and agencies	1996	15 100	2-3	Rental N/C
Subtotal			**15 100**		
Geneva	United Nations Office at Geneva				
	Old Palais (including K and D buildings, 1st extension)	1946	85 028	4-12	Owned
	Villa La Pelouse	1946	964	4	Owned
	Dependance La Pelouse	1995	1 100	2	Owned
	Villa Les Feuillantines	1946	600	3	Owned
	Miscellaneous structures (Les Feuillantines: garage)	1946	96	2	Owned
	Villa Le Bocage	1954	1 807	4	Owned
	Miscellaneous structures (Le Bocage: Le Manège Annex)	1954	517	2	Owned
	Le Bocage Annex I	1960	1 265	2	Owned
	Le Bocage Annex II	1964	1 265	2	Owned
	Villa La Fenêtre	1946	774	3	Owned

Location	*Building*	*Year occupied by the United Nations*	*Gross floor area (m^2)*	*Storeys*	*Status*
	Miscellaneous structures (La Fenêtre: garage and l'Orangerie)	1946	850	2	Owned
	New Palais (E building, 2nd extension)	1973	68 440	4-13	Owned
	Palais Wilson	1998	9 378	8	Rental N/C
	Immeuble Administratif de Montbrillant — UNHCR	1995	15 622	7	Rented
	Vermont Nations Geneva — UNHCR	1995	3 224	4	Rented
	Vermont building — UNHCR	1995	478	1	Rented
	Ex-Station Braillard — UNHCR	1995	265	1	Rented
	Geneva Executive Centre	1993	11 358	9	Rented
	ICC building	1995	7 641	4	Rented
	UNICEF building (avenue de la Paix)	1995	5 700	9	Rented
	Vernier building — UNICEF	1993	200	1	Rented
Subtotal			**216 572**		
The Hague	International Court of Justice Peace Palace	1946	7 633	3,B	Lease N/C
	Peace Palace extension	1978	5 810	3 and 4,B	Lease N/C
Subtotal			**13 443**		
	International Tribunal for the Former Yugoslavia — headquarters	1994	19 529	6	Lease
	Annex	1999	5 280	5	Lease
	Detention Facilities	1994	1 508	4	Lease
Subtotal			**26 317**		
Jerusalem	United Nations Truce Supervision Organization (UNTSO) — Government House	1948	4 445	3,B	Owned
	Workshops, stores and gatehouses	various	2 418	1-2	Owned
Subtotal			**6 863**		
Nairobi	United Nations Offices at Nairobi — Buildings A, B, C, D, E, F, G, H and I	1975	11 623	1,1-2	Owned
	Buildings M, N, P, Q, R, S, T, DP, Cafeteria, Conference and Library including Concourse and Mall	1984	39 459	2,1-3	Owned
	Buildings U, V, W and X	1994	10 219	3,3-4	Owned
	4 single-storey structures	1990-1994	844	1	Owned
Subtotal			**62 145**		
New York	United Nations Headquarters — Secretariat	1950	83 613	39,4B	Owned
	Conference building	1952	39 710	5,2B	Owned
	Conference building extension	1982	1 390	2	Owned
	General Assembly building	1952	29 409	4,B	Owned
	Dag Hammarskjöld Library	1962	11 018	4,3B	Owned
	South Annex building	1982	3 651	2	Owned
	North Lawn-printing	1981	9 244	2B	Owned

Location	*Building*	*Year occupied by the United Nations*	*Gross floor area (m^2)*	*Storeys*	*Status*
	Parking Garage and Service Drive	1952	64 220	3B	Owned
	UNITAR building	1954	2 694	5,B	Owned
	Secretary-General's residence	1972	1 305	4,B	Owned
	DC-I building	1976	30 533	23	Rental
	DC-II building	1983	28 890	1-23	Rental
	FF building — 304 East 45th St.	1995	4 410	2	Rental
	Archives — 345 Park Ave. South (Lease expires 31 July 2000)	1978	3 375	2	Rental
Subtotal			**313 462**		
Santiago	Economic Commission for Latin America and the Caribbean (ECLAC) — Main building	1966	13 878	4,2B	Owned
	Document Research Centre/Celades building	1975	1 540	1,1B	Owned
	Classroom/North gate	1978	85	1	Owned
	Auditorium	1983	682	1	Owned
	North building	1989	1 912	1	Owned
	Common Services building	1992	240	1	Owned
	Printing building	1992	957	1,1B	Owned
Subtotal			**19 294**		
Mexico City	ECLAC	1973	2 374	5	Rental
	Other United Nations offices	1973	2 105		Rental
Subtotal			**4 479**		
Tokyo	United Nations University (UNU) headquarters — UNU research training centres	1992	22 377	14,1B	Lease N/C
	UNU Institute of Advanced Studies	1995	5 874	5,3B	Lease N/C
Subtotal			**28 251**		
Vienna	International Atomic Energy Agency (IAEA) — Building A— IAEA headquarters	1979	46 432	29	Lease N/C
	Building B — IAEA headquarters	1979	18 039	12	Lease N/C
	Building C — Conference building	1979	30 064	9,B	Lease N/C
	Building D — United Nations Office at Vienna (UNOV), United Nations Industrial Development Organization (UNIDO) headquarters, World Health Organization (WHO) liaison office, United Nations Relief and Works Agency for Palestine Refugees in the Near East (UNRWA)	1979	37 932	23	Lease N/C
	Building E — UNOV, Office for Drug Control and Crime Prevention, Comprehensive Nuclear-Test-Ban Treaty Organization (CTBTO)	1979	25 502	16	Lease N/C
	Building F — Common Services, IAEA	1979	39 772	11,2B	Lease N/C

Location	*Building*	*Year occupied by the United Nations*	*Gross floor area (m^2)*	*Storeys*	*Status*
	Building G — Common Services, UNOV	1979	18 732	7,2B	Lease N/C
	Building J — Office of the United Nations High Commissioner for Refugees (UNHCR)	1993	607	2	Lease N/C
	Others (Child Care Centre, Gates, BMS, etc.)	1979	3 074	various	Lease N/C
	Parking decks	1979	80 000	3	Lease N/C
Subtotal			**300 154**		
Total			**1 252 621**		

Table A I.2
Gross floor area of buildings occupied by the United Nations at principal duty stations

A. Buildings owned and leased at nominal or no cost

Gross floor area (m^2)

Duty station	*Owned*	*Leased at nominal or no cost*	*Total*
Addis Ababa	89 922	1 045	90 967
Bangkok	99 989	-	99 989
Beirut	-	43 554	43 554
Bonn	-	15 100	15 100
Geneva	162 706	9 378	172 084
The Hague	-	13 443	13 443
Jerusalem	6 863	-	6 863
Nairobi	62 145	-	62 145
New York	246 254	-	246 254
Santiago	19 294	-	19 294
Tokyo	-	28 251	28 251
Vienna	-	300 154	300 154
Total	**687 173**	**410 925**	**1 098 098**

B. Buildings rented and/or leased at commercial rates

Gross floor area (m^2)

Duty station	*Rented*	*Leased*	*Total*
Arusha	-	12 031	12 031
Geneva	44 488	-	44 488
The Hague	26 317	-	26 317
Mexico City	4 479	-	4 479
New York	67 208	-	67 208
Total	**142 492**	**12 031**	**154 523**

Table A I.3

Summary of physical size of sites occupied by the United Nations at the principal duty stations (in hectares)

			Status					Total area
			United Nations ownership		Lease at nominal or no cost			
Location	Entity and site		Land	Land and building	Land	Land and building	Building space	Ownership and lease combined
Addis Ababa	Economic Commission for Africa (ECA) headquarters			10.45		0.60		11.05
Bangkok	Economic and Social Commission for Asia and the Pacific (ESCAP) headquarters					3.16		3.16
Beirut	Economic and Social Commission for Western Asia (ESCWA) headquarters					0.26		0.26
Bonn	United Nations premises at Bonn					10.48		10.48
Geneva	United Nations Offices at Geneva	Palais		24.90				
		Various	2.80	18.93		0.47		47.10
The Hague	International Court of Justice						5.80	
	International Tribunal for the Former Yugoslavia					1.30		7.11
Jerusalem	United Nations Truce Supervision Organization (UNTSO) headquarters			8.50				8.50
Nairobi	United Nations Office at Nairobi, United Nations Environment Programme and United Nations Centre for Human Settlements (Habitat)			56.66				56.66
New York	United Nations Headquarters			7.08				7.08
Santiago	Economic Commission for Latin America and the Caribbean (ECLAC) headquarters			5.45				5.45
Tokyo	United Nations University (UNU) headquarters					0.80		0.80
Vienna	United Nations Office at Vienna, International Atomic Energy Agency (IAEA), United Nations Industrial Development Organization (UNIDO), United Nations Relief and Works Agency for Palestine Refugees in the Near East (UNRWA)					18.00		18.00
			2.80	**131.97**	**0.00**	**35.07**	**5.80**	
Total area in hectares			**134.77**			**40.87**		**175.65**

Annex II

Valuation of land and buildings occupied by the United Nations at principal duty stations and regional commissions

1. Any attempt to place a value on the various properties occupied by the United Nations faces a number of difficulties. In a sense many of the properties are an integral part of the cultural heritage of the respective cities and host countries and have a value that transcends market pricing. In most cases there is no active commercial market for properties of the size and type occupied by the United Nations; often proximity to the United Nations properties themselves adds significantly to the value of the nearby properties.

2. The valuations provided in the present annex are intended to provide an order-of-magnitude estimate of property values for planning purposes and are based on data provided by the individual offices as of 30 September 1999. Although information for the survey comes from a number of different sources and measurements have not necessarily been made on the basis of identical assumptions, the probable margin of error is considered sufficiently small for the purpose intended. At some locations where reliable replacement costs were not available, insurance valuations were used. Valuations for land have been made on the basis of best available information on square-metre costs of comparable property types or the most appropriate alternative. To the extent appropriate, building valuations have been based on latest available information on replacement costs for the building and such integral facilities as conference room interiors and mechanical systems. Valuations generally do not allow for building contents, such as office furnishings, computer equipment, telephones, communications and broadcasting facilities, printing equipment, works of art, etc.

3. The valuations presented here represent best estimates of current value and therefore differ significantly from the values listed in statement XVII, United Nations Capital Assets Fund, in the financial report and audited financial statements for the biennium ended 31 December 1997.[a] The values in that statement are based on the original recorded cost to the Organization in United States dollars at the time of capitalization, without regard to subsequent inflation or exchange movements (see note 17 to the financial statements for a more complete explanation).

4. It should be noted that in several cases the buildings owned by the United Nations occupy land that is not owned by the United Nations. The buildings at Bangkok occupy a site that is leased on a long-term basis. Certain portions of the buildings at Geneva (Ancien Palais and part of the Palais Extension) are situated on the Parc de l'Ariana site, which the United Nations occupies under a reciprocal grant of "permanent use" in exchange for "permanent use" by the City of Geneva of the lakeside properties owned by the United Nations.

5. The estimated total valuation of the land and buildings occupied by the United Nations at the principal duty stations is given in table A.II.1. Table A.II.2 gives the valuation of the land at those locations and table A.II.3 gives the valuation of the buildings.

Notes

[a] *Official Records of the General Assembly, Fifty-third Session, Supplement No. 5* (A/53/5), vol. I.

Table A II.1

Estimated total valuation of land and buildings occupied by the United Nations at principal duty stations (owned and leased at nominal cost)

(In United States dollars)

Duty station	*Estimated replacement cost*[a]
Addis Ababa	207 172 427
Bangkok	191 035 109
Beirut	76 675 000
Bonn	22 254 000
Geneva	1 149 417 899
The Hague	67 979 929
Jerusalem	37 381 337
Nairobi	77 259 000
New York	1 504 414 600
Santiago	71 992 271
Tokyo	419 463 957
Vienna	1 361 904 762
Total	**5 186 950 291**

[a] Based on the estimates provided by respective duty stations. Where reliable replacement costs could not be obtained owing to fluctuating real estate conditions, property insurance valuations were used.

Table A II.2

Estimated valuation of land occupied by the United Nations at principal duty stations

(In United States dollars)

Owned

	Addis Ababa[a]	*Geneva*[a]	*Jerusalem*	*Nairobi*	*New York*	*Santiago*[a]	*Total owned*
Estimated land value/hectares[b]	4 017 957	8 267 896	3 751 875	263 720	110 459 887	5 998 582	
Estimated total land value[b]	41 987 652	385 531 988	31 890 937	14 942 400	782 056 000	32 692 271	1 289 101 248

Leased at nominal or no cost

	Addis Ababa[a]	*Bangkok*[a]	*Beirut*	*Bonn*	*Geneva*[a]	*The Hague*[a]	*Tokyo*	*Vienna*[a]	*Total leased*
Estimated land value/hectares[b]	4 017 957	32 812 284	143 750 000	370 134	8 267 896	5 791 232	2 000 165	3 439 153	
Estimated total land value[b]	2 410 774	103 686 819	37 375 000	3 879 000	3 885 911	41 175 662	1 600 132	61 904 762	255 918 060

Total (owned plus leased at nominal or no cost)

	Addis Ababa[a]	*Bangkok*[a]	*Beirut*	*Bonn*	*Geneva*[a]	*The Hague*[a]	*Jerusalem*	*Nairobi*	*New York*	*Santiago*[a]	*Tokyo*	*Vienna*[a]	*Total*
Estimated total land value[b]	44 398 427	103 686 819	37 375 000	3 879 000	389 417 899	41 175 662	31 890 937	14 942 400	782 056 000	32 692 271	1 600 132	61 904 762	1 545 019 309

[a] Where reliable replacement costs could not be obtained owing to fluctuating real estate conditions, valuations based on property insurance were used.

[b] Based on estimates provided by the respective duty stations.

Table A II.3

Estimated valuation of buildings occupied by the United Nations at principal duty stations

(In United States dollars)

Owned

	Addis Ababa[a]	*Bangkok*	*Geneva*[a]	*Jerusalem*	*Nairobi*[a]	*New York*	*Santiago*[a]	*Total owned*
Construction cost/square metres[b]	1 789	874	4 416	800	1 003	2 933	2 037	
Estimated replacement costs[b]	160 904 104	87 348 290	718 582 553	5 490 400	62 316 600	722 358 600	39 300 000	1 796 300 547

Leased at nominal or no cost

	Addis Ababa[b]	*Beirut*	*Bonn*	*Geneva*[b]	*The Hague*	*Tokyo*	*Vienna*[b]	*Total leased N C*
Construction cost/square metres[b]	1 789	902	1 217	4 416	1 994	14 791	4 331	
Estimated replacement cost[b]	1 869 896	39 300 000	18 375 000	41 417 447	26 804 267	417 863 825	1 300 000 000	1 845 630 435

Total (owned plus leased at nominal or no cost)

	Addis Ababa[a]	*Bangkok*	*Be...*	*Bonn*	*Geneva*[a]	*The Hague*	*Jerusalem*	*Nairobi*[a]	*New York*	*Santiago*[a]	*Tokyo*	*Vienna*[a]	*Total*
Estimated replacement cost[a]	162 774 000	87 348 290	39 300 000	18 375 000	760 000 000	26 804 267	5 490 400	62 316 600	722 358 600	39 300 000	417 863 825	1 300 000 000	3 641 930 982

[a] Where reliable replacement costs could not be obtained due to fluctuating real estate conditions, property insurance valuations were used.

[b] Based on estimates provided by respective duty stations.